

# EXHIBIT “C”




**SingleSource**  
PROPERTY SOLUTIONS

## Exterior BPO

<b>Property Address:</b>	3597 West 127th Street, CLEVELAND, OH 44111				
<b>Borrower</b>	REINALDO RODRIGUEZ	<b>Inspection Date</b>	6/25/2012	<b>Effective Date</b>	6/26/2012
<b>APN</b>		<b>Loan #</b>		<b>Order ID</b>	
<b>Company</b>	Brian Thomas Osborne		<b>Name</b>	Brian Osborne	
<b>Phone</b>	440-241-0743	<b>Fax</b>		<b>Email</b>	bto0365@yahoo.com
<b>Address</b>	12517 Cooley Ave Cleveland OH 44111		<b>Distance from the Subject</b>		.25 Miles

### I. General Conditions

<b>Property Type</b>	SFR	
<b>Occupancy</b>	Unknown	
<b># Of Units</b>	1	
<b>Data Source</b>	County Records	
<b>Property Condition</b>	Good	
<b>HOA</b>	No	
<b>HOA Fees</b>	\$0	
<b>HOA Assoc. Name</b>		
<b>Phone</b>		
<b>Fees Include</b>		
<b>Monthly Rental Value</b>	\$600	

#### Condition/Comments

The property is in good condition and does not need any repairs. The property conforms to the neighborhood and has some curb appeal. The roof, windows, entry doors, and siding all appear to be in good condition.

#### Repairs

Category	Cost	Category	Cost
Exterior Paint	\$	Foundation	\$
Siding / Trim Repair	\$	Fencing	\$
Exterior Doors	\$	Landscaping	\$
Windows	\$	Pool	\$
Garage	\$	Other	\$
Roof / Gutters	\$	Other	\$
Fire Damage	\$	Other	\$

**Total Estimated Exterior Repairs**

\$0

#### Subject Repair Comments

No repairs needed for the subject.

### II. Subject Sales and Listing History

Currently Listed?	No	By:	//		
List Date	Orig List Price		Current List Price	MLS#	
	\$		\$		
Prior History (36 Month)					
Date Listed	Date Sold		List Price	Sale Price	Notes
08/09/09			\$66,500	\$	Expired (01/31/11)
05/25/06			\$91,900	\$	Expired (03/31/07)
11/19/05			\$96,000	\$	Expired (03/19/06)

**III. Neighborhood Market Data**

Location	Urban	Local Economy is	Stable	Housing Supply is	In Balance
Number of Listing is		Stable	Normal Marketing Time		3-6 Months
Total # of Active Listings in the subject's specific MLS district					25
Total # of Sales in the subject's specific MLS district in the past 12 months					29
# of REO Sales in the subject's specific MLS district in the past 12 months					21
# of Boarded Properties on Subject Street					0
# of Rentals on the market in the subject's specific MLS district					9
Predominant Occupancy					Owner
Market for this type of property		Remained Stable			
Range of Value is this area:		Low: \$11,000		High: \$70,000	
Pride of Ownership		Good			

**Neighborhood Comments**

The subject is located in REO driven area that is economically challenged area with a high unemployment rate and the neighborhood values are stable. The local schools and city services do not rank among the top 25 in the state. The subject is located close to public transportation, schools, public parks, and shopping.

**IV. Marketing Strategy**

Value		90-120 Day Value	Repaired Value	30 Day Value
	Suggested List Price	\$32,900	\$32,900	\$22,900
	Probable Sales Price	\$27,900	\$27,900	\$17,900

**Comments Regarding Pricing Strategy**

The neighborhood prices are stable (over the last 6 months the prices have remained consistent) but 89% of all sales are REO sales. I priced the subject in line with comp 2 the closest available sold comp my price also fall in the middle of the adjusted sold comps.

**Unique Property Conditions**

The attached Broker Price Opinion (BPO) has been completed outside of The Uniform Standards of Professional Appraisal Practice (USPAP). The BPO is an evaluation tool and is not considered an appraisal of the market value of the property - it is an opinion of the probable sales price. SingleSource completes BPO requests for property listing, REO analysis, loan due diligence, modifications, etc to aid our servicing customers. SingleSource BPO reports are not eligible or appropriate for loan origination purposes.